



AGENDA

Planning Commission Meeting
Monday April 26, 2021
7:00 pm
Gardner City Hall
120 E. Main Street

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Planning Commission for study. These items are considered to be routine and will be enacted upon by one motion with no separate discussion. If separate discussion is desired on an item, from either the Planning Commission or from the floor, that item may be removed from the Consent Agenda and placed on the Regular Agenda.

1. Standing approval of the minutes as written for the meeting on March 22, 2021.

REGULAR AGENDA

1. **Willow Chase VI**
FP-20-03: Consider a final plat for 12 lots on 4.8 acres for Willow Chase VI

DISCUSSION ITEMS

1. Upcoming calendar / schedule

ADJOURNMENT



In compliance with the Americans with Disabilities Act, the City of Gardner will provide reasonable accommodations for all public meetings. Persons requiring accommodations in attending any of our public meetings should contact the City Clerk's office at 856-0945 a minimum of 48 hours prior to the meeting.

PROJECT NUMBER / TITLE: FP-21-03 / Willow Chase VI

PROCESS INFORMATION

Type of Request: Final Plat
Date Received: March 1, 2021

APPLICATION INFORMATION

Applicant: Schlagel & Associates
Owner: Willow Chase Investments, LLC
Parcel ID: CF221425-4002
Location: The Northwest corner of Moonlight Road and 183rd Street.

REQUESTED ACTION

A Final Plat for Willow Chase VI subdivision, consisting of a duplex residential building type on 4.8 acres and 12 lots/ 24 dwelling units and 1 tract.

EXISTING ZONING AND LAND USE

The parcel is zoned R-2 (Two-Family Residential) District, and is currently undeveloped, with developed properties to the north and west.

SURROUNDING ZONING AND LAND USE

<u>Zoning</u>	<u>Use(s)</u>
North of subject property	
R-2 (Two-Family Residential) District	Willow Chase IV – duplex housing
East of subject property	
RP-2 (Planned Two-Family Residential) District	Residence at Moonlight Park – duplex housing
South of subject property	
RUR (Rural, Agricultural and Single-Family Residential) District - County	Single-Family housing
West of subject property	
R-2 (Two-Family Residential) District	Willow Chase II – duplex housing

EXISTING CONDITIONS

The property is currently not platted and is unimproved. The development will be accessed from the north through the extension of a local street (Hemlock Street). All utilities are available to the site.

The subject parcel is outlined in red below:



BACKGROUND / HISTORY

The property was annexed into the City in 2001 (Ordinance 1986) with an Agricultural zoning designation. In 2003, the property was zoned with two zoning designations, R-2 (Two-Family Residential District) and CO-A (Neighborhood Business District) (Ordinance No's. 2060 and 2061). The portion zoned CO-A was rezoned to R-2 in 2016 (Ordinance No. 2525) in anticipation of constructing more duplexes to complement Willow Chase to the west. Along with the rezoning application, a preliminary plat (PP-16-01) was approved for Willow Chase IV for 32 residential lots and three common tracts on 12.99 acres. The preliminary plat was submitted three days before the effective date of the *Gardner Land Development Code* (August 1, 2016), and thus was reviewed and approved subject to the former Gardner subdivision regulations (Ordinance No. 2273), as amended. That code states, in GMC 17.10.030(D), that "Approval of the preliminary plat does not constitute acceptance of the subdivision, but authorizes preparation of the final plat".

Final plat FP-16-05 for Willow Chase IV was submitted on November 9, 2016, after the effective date of the LDC, and was approved by the Planning Commission on December 20, 2016 (with easements and right-of-way dedication accepted in January 2017 by the Governing Body). This plat was for nine lots and one common tract of land, which is only a portion of the preliminary plat approved earlier that year. This included approval of a master landscape/screening & street tree plan dated December 6, 2016. Because this final plat was submitted after the effective date of the LDC, it was evaluated per the final plat review criteria of the LDC, and was found to be in substantial compliance with the approved preliminary plat considering the number of lots or parcels; block layout/ street designs and access; open space systems and civic design elements; infrastructure systems, etc. For example, both the former subdivision regulations and LDC require

a minimum of 5,000 sf per dwelling unit, or 10,000 sf per duplex structure; 70' minimum lot width; 7' min side yard (interior lot) or 20' min side yard (corner lot); 25' min rear yard; and 25' min. front yard. Because the landscape easement along the Moonlight Road arterial was required as part of the Preliminary Plat approval (per the former subdivision regulations applicable to the preliminary plat), the master landscape/screening plan that was submitted with the final plat application, detailing the proposed plantings within that required landscape easement and the required street trees, was submitted and approved per the former code. That landscape easement was intended, per the former subdivision regulations, to increase privacy, mitigate noise, reduce glare and enhance the aesthetics of the arterial streetscape.

In July 2017, the applicant was approved for four administrative adjustments per GMC 17.03.080 (LDC) to, among other stated reasons, allow the developer to “finish the development of the Willow Chase residential project in manner that is consistent with the existing duplexes that were initially started in 2003.” The approved administrative adjustments are applicable to all lots included in the Willow Chase IV preliminary plat, and include:

1. Increased building coverage for the 1.5-story duplex plan = less than 33% maximum building coverage.
2. Deviation from the building design standards for garage limits for all three duplex plans. The proposed alternative “equal or better” standard includes enhanced garage doors and additional front landscaping as provided in the adjustment plans.
3. Deviation from the building design standard for front-entry feature for the 1.5-story duplex plan. The proposed alternative “equal or better” standard includes an enhanced side entry and additional front and side landscaping as shown in the adjustment plans.
4. Increased hardscape in the frontage area for all three duplex plans - less than 44% maximum allocation of hardscape within the frontage area.

CONSISTENCY WITH COMPREHENSIVE PLAN

The *City of Gardner Comprehensive Plan* as amended in 2018 has identified this area as Medium Density Residential, which is consistent with the proposed use of the parcel. Medium Density Residential has been defined in the *Comprehensive Plan* as typically single-family attached homes, such as duplexes, triplexes, and town homes.

STAFF ANALYSIS – FINAL PLAT

17.03.020(E)(1) Review Criteria:

- a. The layout and design of the final plat is in substantial compliance with the approved preliminary plat considering the number of lots or parcels; the block layout, street designs and access; the open space systems and civic design elements; the infrastructure systems; or other elements of coordinated developments.

Staff Comment: *The layout and design of the final plat is in substantial compliance with the approved preliminary plat regarding lot and street layout. Staff finds this application to be consistent with many goals and objectives of the Comprehensive Plan, in particular the goals of housing diversity, infill development, infrastructure and recreational infrastructure connections, environmental protection and the reflection of intended residential character. It meets the intent for street networks to provide for efficient and safe movement of all potential users of the streets, to use streetscape design to call attention to differing contexts and better support development patterns and uses abutting the streets, and to increase connectivity and improve options for access in the community.*

- b. The construction plans for any utilities, infrastructure or public facilities shall have been found to meet all technical specifications, or final plat approval shall be conditioned on such plans meeting all technical specifications, before the recording of the final plat.

Staff Comment: *Public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County. The city is the provider for sanitary sewer, water, stormwater, and electric facilities in the area.*

- c. The phasing and timing of public improvements ensures construction and performance guarantees.

Staff Comment: *There are no future phasing plans for this development. All public improvement plans shall be submitted and approved prior to the release of the final plat for recording at the County.*

- d. Any deviations in the final plat from the preliminary plat brings the application in further compliance with the Comprehensive Plan and the purposes and intent of this Code.

Staff Comment: *There are no deviations requested from the preliminary plat.*

- e. The recommendations of professional staff, or any other public entity asked to officially review the plat.

Staff Comment: *Staff recommends the Planning Commission approve the final plat with the conditions outlined below and forward a recommendation to the Governing Body to accept the dedication of right-of-way and easements.*

EXCISE TAX

Excise tax is levied with the act of platting the portion of the property in the city. The subject property has never been a part of a final plat and is therefore subject to paying excise tax. This tax is based on the square footage of the plat property, excluding any arterial type right-of-way dedication for streets and parkland dedication. This phase of the Willow Chase Subdivision does not have any special dedications and is required to pay excise tax.

STAFF ANALYSIS - INFRASTRUCTURE / OTHER

WATER, SANITARY SEWER, STORMWATER, ELECTRIC, GAS –

Standards not met will be addressed in conditions of approval at the end of this report.

REQUIRED STREET LANDSCAPING

A street tree plan has been provided for review, showing street trees only at 40' – 60' on center along S. Hemlock Street, Dogwood Street, and S. Moonlight Road.

Staff Comment: *Staff has advised the applicant to meet the requirements for street trees per the LDC, which includes trees spaced 40' - 60' on center on the internal streets, it will need to be revised to include street trees along 183rd Street and Moonlight Road. This revision will be a condition of approval.*

ATTACHMENTS

- I. Final Plat and Street Tree Plan
- II. Application

RECOMMENDATION

Staff recommends approval of the preliminary plat for Willow Chase VI with the conditions outlined below in the recommended motion section.

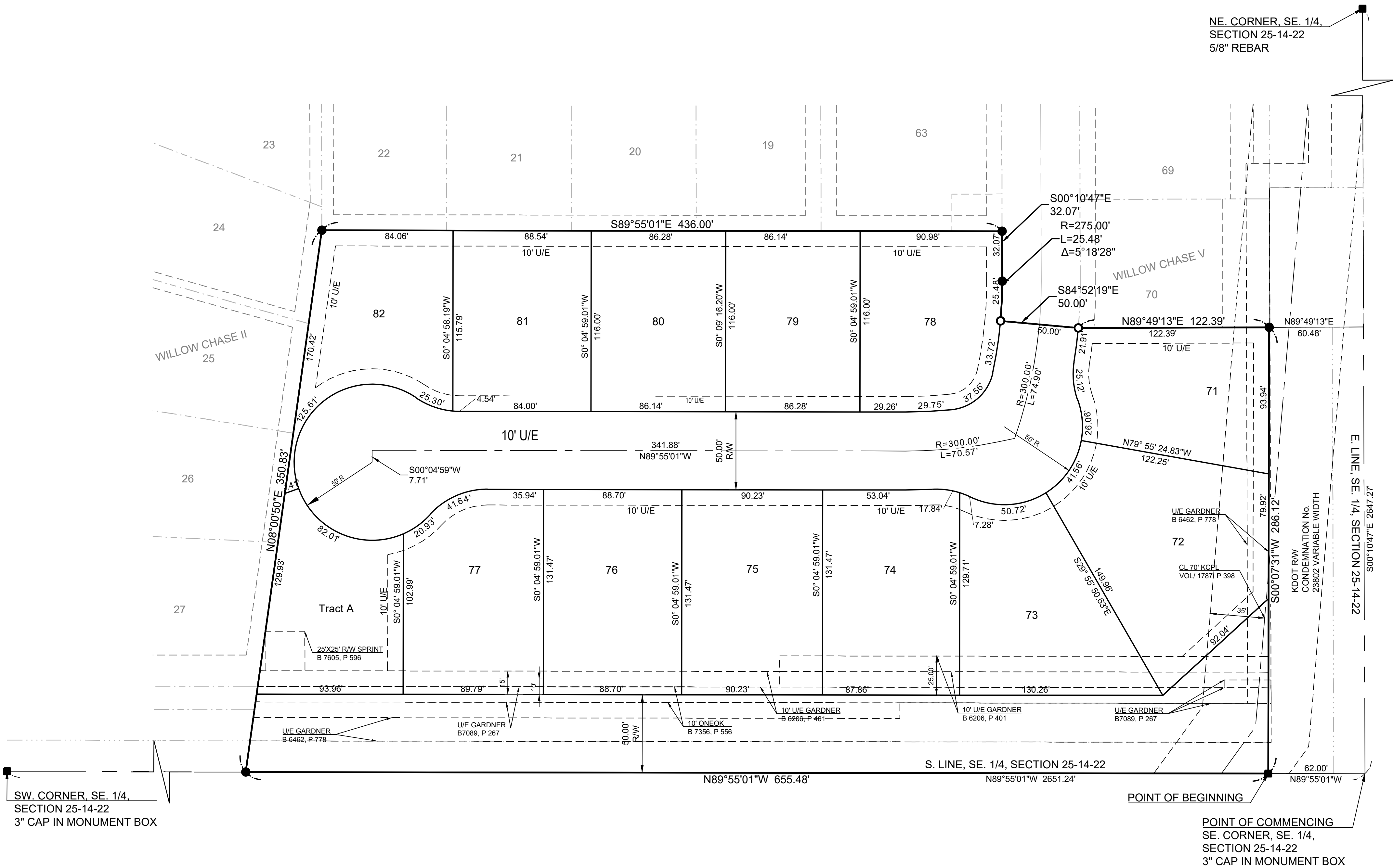
Recommended Motion:

After review of application number FP-21-03, a final plat for Willow Chase VI, located at the northwest corner of Moonlight Road and 183rd Street, Parcel ID CF221425-4002, based on review of a staff report date April 26, 2021 and a final plat dated March 1, 2021, the Planning Commission approves the application with the following conditions:

1. Prior to the recording of the final plat, excise tax shall be paid to the City;
2. The construction plans for any utilities, infrastructure, or public facilities shall meet all technical specifications and public improvement plans shall be submitted and approved prior to the release of the plat for recording;
3. Constructing of a 10' wide trail on the north side 183rd Street and a 5' wide sidewalk along the west side of Moonlight Road;
4. Provide a revised street tree plan to include trees along Moonlight Road and 183rd Street;
5. Providing a note on the plat that describes the use and maintenance of Tract "A"; and
6. Labeling the cul-de-sac name.

and recommends the Governing Body accept dedication of right-of-way and easements.

FINAL PLAT OF
WILLOW CHASE VI
PART OF THE SE 1/4 OF SEC. 25-14-22
IN THE CITY OF GARDNER, JOHNSON COUNTY, KANSAS

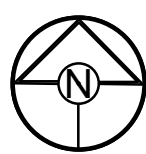


LOT #	AREA (SF)
71	10,179.95
72	14,586.64
73	11,760.64
74	11,552.43
75	11,862.71
76	11,661.05
77	11,225.60
78	10,070.43

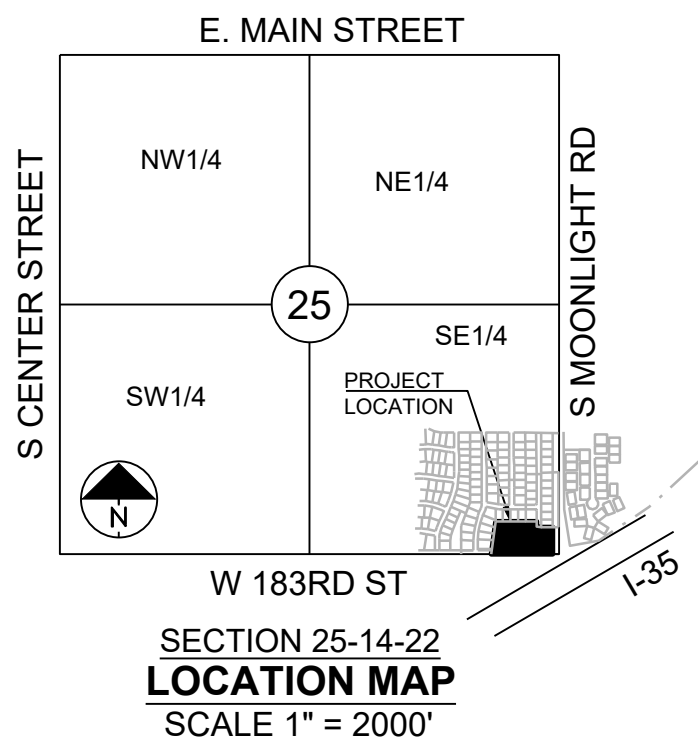
LOT #	AREA (SF)
79	10,000.63
80	10,000.09
81	10,270.08
82	10,005.26
Tract A	9,392.64

LEGEND:

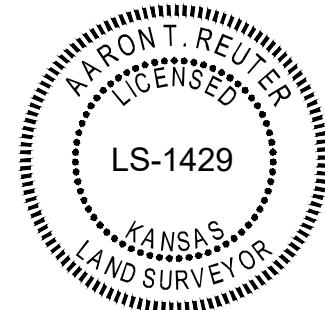
- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH KSLS 93 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/LS-54 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- EXISTING LOT AND PROPERTY LINES
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT



BASIS OF BEARINGS:
FINAL PLAT OF WILLOW
CHASE II. SOUTH LINE OF
THE SE. 1/4, BEARING North
89°55'01"



I HEREBY CERTIFY THIS PLAT WAS PREPARED
UNDER MY DIRECT SUPERVISION BASED ON A
FIELD SURVEY PERFORMED ON 2-25-2021. THIS
SURVEY CONFORMS TO THE KANSAS MINIMUM
STANDARDS FOR BOUNDARY SURVEYS. THE
DETAILS SHOWN ARE TRUE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND BELIEF.



Aaron T. Reuter - Land Surveyor
KS# LS-1429

DESCRIPTION:

Part of the Southeast One-Quarter of Section 25, Township 14 South, Range 22 East, now in the City of Gardner, Johnson County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of the Southeast One-Quarter of said Section 25; thence along the South line of said Southeast One-Quarter, South 89 degrees 55 minutes 01 seconds East a distance of 62.00 feet to a point on the West KDOT right of way line as now established in the Condemnation Case No. 23802, said point being the Point of Beginning; thence continuing along the said South line of the Southeast One-Quarter, South 89 degrees 55 minutes 01 seconds East a distance of 655.48 feet to the Southeast corner of WILLOW CHASE II, a subdivision in the City of Gardner; thence along the East line of said WILLOW CHASE II, North 08 degrees 00 minutes 50 seconds East a distance of 350.83 feet; thence along the South line of said WILLOW CHASE II and a Southerly line of WILLOW CHASE V, a subdivision in the City of Gardner, South 89 degrees 55 minutes 01 seconds East a distance of 436.00 feet to a point on the West right of way line of Hemlock Street as now established in said WILLOW CHASE V, thence along the said West right of way line, South 00 degrees 10 minutes 47 seconds East a distance of 32.07 feet to a point of curvature; thence Southwesterly on a curve to the right tangent to the previous course, having a radius of 275.00 feet, a central angle of 05 degrees 18 minutes 28 seconds and an arc length of 25.48 feet; thence South 84 degrees 52 minutes 19 seconds East a distance of 50.00 feet; thence North 89 degrees 49 minutes 13 seconds East a distance of 122.39 feet to a point on the said West KDOT right of way line; thence along said right of way line, South 00 degrees 07 minutes 31 seconds West a distance of 286.12 feet to the Point of Beginning and containing 4.796 acres more or less.

Dedication

The undersigned proprietors to the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Willow Chase VI".

The undersigned proprietors of said property shown on this plat do hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues, courts, and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident top the relocation of any such existing utility installations within said prior easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City of Gardner, with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utility located within the easement.

An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City of Gardner. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities.

Execution

IN TESTIMONY WHEREOF, Willow Chase Investments, LLC, a Limited Liability Corporation, has caused this instrument to be executed this _____ day of _____, 2021.

WILLOW CHASE INVESTMENTS, LLC

By: _____
Mathew T. Mabe, Managing Member

STATE OF _____)
COUNTY OF _____)

BE IT REMEMBERED, that on this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mathew T. Mabe, Managing Member, of Willow Chase Investments, LLC, a Limited Liability Corporation, who is personally known to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same for himself and for the uses and purposes herein setforth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My Commission Expires: _____

Approvals

APPROVED BY, the Planning Commission of the City of Gardner, Johnson County, Kansas, this _____ day of _____, 20__.

By: _____
Scott Boden, Chair

ACCEPTANCE OF DEDICATIONS AND EASEMENTS BY, the Governing Body of the City of Gardner, Johnson County, Kansas, this _____ day of _____, 20__.

By: _____ Attest: _____
Steve Shute, Mayor City Clerk

SETBACK REQUIREMENTS:

Front: 30 ft. with 50 ft. road right-of-way
Side: 7 feet, 20 feet on side streets
Rear: 20 feet for buildings.

OWNER:

WILLOW CHASE INVESTMENTS, LLC,
MATHEW T. MABE

Date Prepared: March 1, 2021

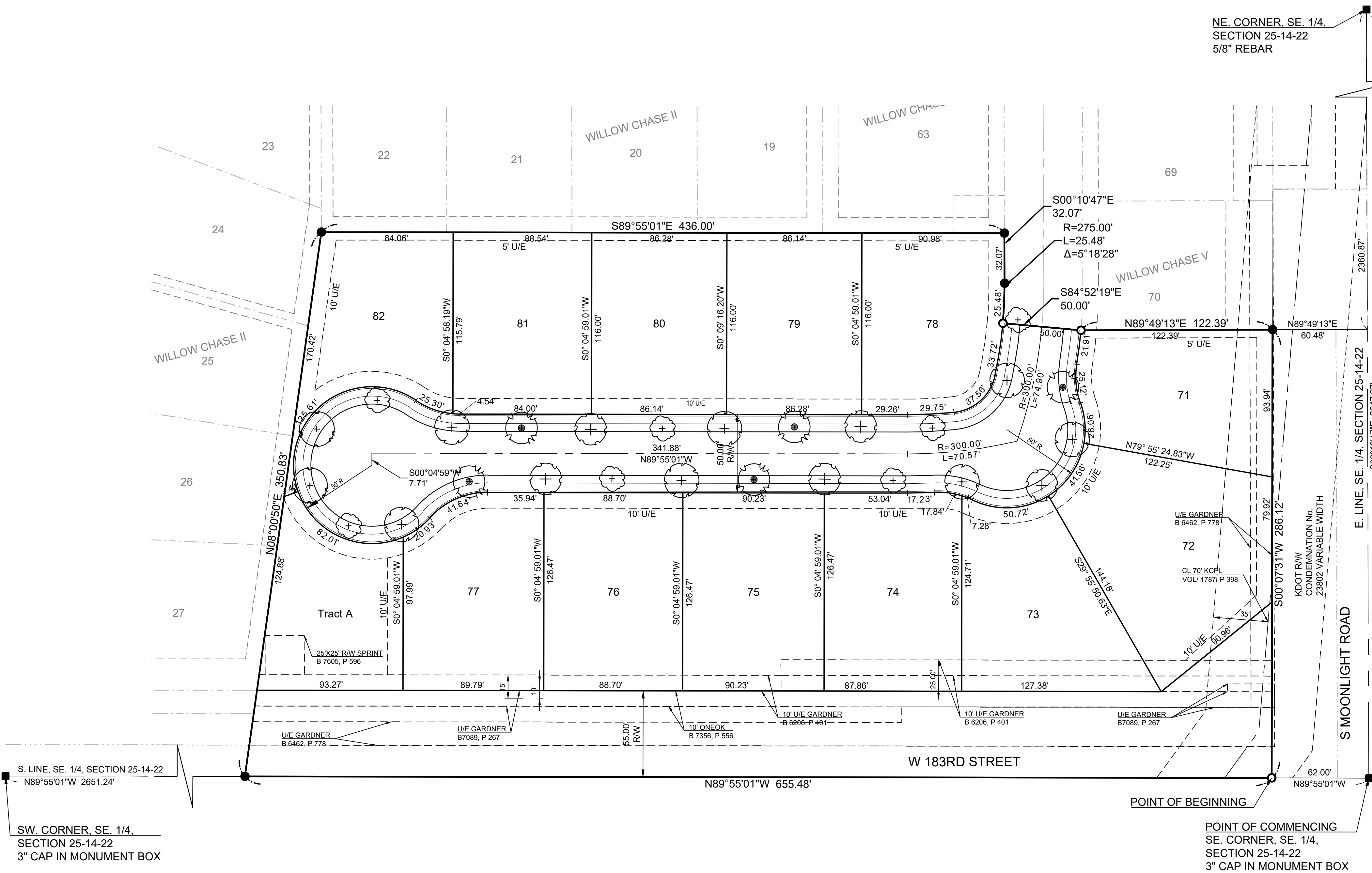


14920 West 107th Street • Lenexa, Kansas 66215
Ph: (913) 492-5158 • Fax: (913) 492-8400 • WWW.SCHLAGELASSOCIATES.COM
Kansas State Certificates of Authority
#E-296 #LA-29 #LS-54

DATE 3-1-2021
DRAWN BY
CHECKED BY
PROJ. NO. 21-023

FINAL PLAT OF
WILLOW CHASE VI

SHEET NO. 1



LEGEND:

- FOUND MONUMENT AS NOTED
- FOUND 1/2" REBAR WITH KSL'S 93 CAP UNLESS OTHERWISE NOTED
- SET 1/2" REBAR W/ S-54 CAP UNLESS OTHERWISE NOTED
- EXISTING PLAT AND R/W LINES
- EXISTING LOT AND PROPERTY LINES
- BL - BUILDING LINE
- R/W - RIGHT-OF-WAY
- S/E - SANITARY SEWER EASEMENT
- U/E - UTILITY EASEMENT

NOTES:

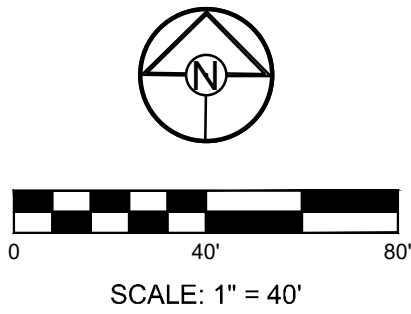
1. UTILITY INFORMATION SHOWN IS DESIGNED LOCATION OR LOCATIONS BASED ON UTILITY LOCATES. AS BUILT LOCATIONS MAY VARY. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO COMMENCING LANDSCAPE INSTALLATION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. QUANTITIES INDICATED ON THE PLAN ARE FOR CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. THE PLAN QUANTITIES AND NUMBER OF SYMBOLS SHALL SUPERSEDE QUANTITIES IN THE SCHEDULE.
3. ALL PLANT MATERIAL SHALL COMPLY WITH THE CITY STANDARDS AND ANSI A60.1 THE AMERICAN STANDARD FOR NURSERY STOCK.
4. ALL TREES SHALL MEET THE SIZE REQUIREMENTS OF THE CITY ORDINANCE. ALL TREES SHALL BE CALLIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
5. ALL TREES SHALL COMPLY WITH THE NURSERY TREE SPECIFICATIONS FOR SELECTING, PLANTING, AND EARLY CARE OF YOUNG TREES AND GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY published by THE URBAN TREE FOUNDATION AND THE URBAN FOREST ECOSYSTEMS INSTITUTE AT CAL POLY https://ufei.calpoly.edu/tree_standards
6. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE STREET.
7. ALL SHRUBS TO BE UTILIZED FOR SCREENING SHALL BE 24" HEIGHT AT TIME OF PLANTING.
8. ALL PLANTING BEDS CONTAINING SHRUBS, GROUND COVER, PERENNIALS, ANNUALS SHALL BE IN A PLANTING BED WITH 3" MIN. DEPTH OF MULCH AND A 1/4" CUT EDGE.
9. ALL TREES SHALL HAVE A MIN. 3 FT. DIA. AREA THAT HAS 3" MIN. DEPTH OF WOOD MULCH.
10. ALL TURF AREAS SHALL BE SOODED UNLESS INDICATED ON THE PLANS.
11. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL REQUIRE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT AND THE CITY, PRIOR TO INSTALLATION.
12. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING OPERATIONS.
13. INSTALLATION AND MAINTENANCE OF LANDSCAPING SHALL COMPLY WITH THE CITY STANDARDS.
14. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A MINIMUM CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT OF 1 FT. FOR PERENNIALS AND GROUND COVER AND 1.5 FT. FOR SHRUBS. A 2 FT. CLEARANCE 4 FEET FROM BACK OF CURB TO THE CENTER OF SHRUBS FOR CAR OVERHANGS IS REQUIRED AT ALL PARKING ISLANDS AND PERIMETERS.
15. AFTER COMPLETE INSTALLATION OF ALL PLANT MATERIAL AND SOD THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT THAT THE WORK IS COMPLETE AND READY FOR REVIEW. THE LANDSCAPE ARCHITECT SHALL REVIEW THE LANDSCAPE INSTALLATION TO DETERMINE COMPLIANCE WITH THE APPROVED PLANS. WHEN THE LANDSCAPE INSTALLATION MEETS THE REQUIREMENTS OF THE APPROVED PLAN, THE LANDSCAPE ARCHITECT SHALL PROVIDE A SIGNED AND SEALED LETTER TO THE CITY STATING THAT ALL LANDSCAPE PLANTINGS HAVE BEEN INSTALLED PER THE APPROVED PLAN.
16. ALL RESIDENTIAL LANDSCAPING REQUIRED SHALL MEET THE REQUIREMENTS APPROVED WITH THE FINAL PLAN AND WILL BE REVIEWED AT THE TIME OF THE BUILDING PERMIT.
17. THE BUILDING FOOTPRINTS ILLUSTRATED ON THIS PLAN ARE VISUAL IN NATURE AND ALL STRUCTURES SHALL MEET THE STANDARDS OF THE APPROVED PRELIMINARY AND FINAL DEVELOPMENT PLANS.
18. PEDESTRIAN AMENITIES SHOWN IN TRACT A ON THE PRELIMINARY DEVELOPMENT PLAN SHALL BE CONSTRUCTED WITHIN THE PHASE THAT THEY ARE LOCATED PER CONDITION 7 OF THE PRELIMINARY PLAN APPROVAL. ANY PEDESTRIAN AMENITIES WITHIN THIS PHASE SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF THE NEXT PHASE.

LANDSCAPE DATA:

General Data
Number of Lots 12 Lots and 1 Tract

Street Landscape
Tree Spacing Per Code 40' - 60' on center
Tree Spacing Proposed 40' - 60' on center along tracts to be installed by developer on lots to be installed by home builder

SHADE TREES				
	ATS	6 EA.	Acer truncatum	Shantung Maple
	ASC	10 EA.	Acer saccharum 'Autumn Splendor'	Caddo Sugar Maple
	QB	8 EA.	Quercus bicolor	Swamp White Oak
	UXF	3 EA.	Ulmus x Frontier	Frontier Elm
ORNAMENTAL TREES				
	SRI	13 EA.	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac



BASIS OF BEARINGS:
FINAL PLAT OF WILLOW CHASE II, SOUTH LINE OF THE SE. 1/4, BEARING North 89°55'01"

OWNER:
WILLOW CHASE INVESTMENTS, LLC,
MATHEW T. MABE

Date Prepared: March 1, 2021

SETBACK REQUIREMENTS:
Front: 30 ft. with 50 ft. road right-of-way
Side: 7 feet, 20 feet on side streets
Rear: 15 feet for buildings.

SCHLAGEL
ENGINEERS, PLANNERS, SURVEYORS, LANDSCAPE ARCHITECTS
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM

PREPARED BY:

SCHLAGEL & ASSOCIATES, P.A.

WILLOW CHASE VI
FINAL PLANS

HEMLOCK STREET AND HAWTHORN STREET
GARDNER, KANSAS

REVISION	DATE	DESCRIPTION
1	DATE	DESCRIPTION 1
2		
3		
4		
5		
6		
7		
8		
DRAWN BY: ###		
CHECKED BY: ###		
DATE PREPARED: 3-16-2021		
PROJ. NUMBER: 21-023		
FINAL LANDSCAPE PLAN		
SHEET		
L1.0		

FINAL PLAT APPLICATION

Pre-App Date _____

Fee _____

File No. _____

OWNER INFORMATION

Name(s) Willow Chase Investments, LLC

Contact Matt Mabe

Address 8666 W. 96th Street

City Overland Park State Kansas Zip 66212

Phone 913-339-9817 Email Matt@Arise-Homes.com

APPLICANT/AGENT INFORMATION

Name(s) Schlagel and Associates

Contact Jim Long

Address 14920 107th Street

City Lenexa State Kansas Zip 66215

Phone 913-492-5158 Email JL@SchlagelAssociates.com

SITE INFORMATION

Property Address/Location 183rd Street and Moonlight Road

Legal Description (Attach If Necessary) See Attached

Number of Existing Lots 1 Number of Proposed Lots 12

Total Site Area 4.796 acres Present Zoning R-2

Number of Existing Structures 0 Present Land Use Vacant

Proposed Street Design Type(s) & Class Local - Standard

Proposed Type(s) Open & Civic Space Multi-Family Residential

Proposed Frontage Type(s) _____

Proposed Building Types(s) _____

SIGNATURE

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for final plat as indicated above.

Signature(s):  Date 3/1/2021

Date _____

FINAL PLAT APPLICATION CHECKLIST

APPLICATION SUBMITTAL REQUIREMENTS

- | | Yes | No | |
|-----|-------------------------------------|--------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Complete application packet |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Application fee |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. 10 full sized plans printed and folded |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Digital copies (PDF) of the completed application, plans, and legal description |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. 1 copy of existing covenants and restrictions applicable to the development, if any (reference book and page). |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 6. Letter of intent as to whether a Homeowners Association will be created and if any covenants and restrictions are proposed by the subdivider, if not submitted with the Preliminary Plat. Covenants and restrictions, as well as evidence of the establishment of the agency for the ownership and maintenance of any common space, shall be submitted to the City for review and approval prior to recording of the plat. |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 7. Final Floodplain modeling using HEC-RAS model provided by the City if encroachment is proposed within a FEMA or Shaded Zone X 100-year floodplain. (Contact City Engineer to obtain model and requirements). |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 8. Final Stormwater Management Plan (2 printed and 1 digital copy) |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 9. Final Traffic Impact Study (TIS) as required by the Access Management Code. (2 printed and 1 digital copy) |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 10. Development Agreement , if required |
| | <input type="checkbox"/> | <input type="checkbox"/> | 11. Street tree plan |

FINAL PLAT DOCUMENT REQUIREMENTS

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Name of subdivision (unique and numerically consistent and the words "FINAL PLAT," prominently displayed as the title.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Names, addresses, and phone numbers of all companies, firms, or individuals involved in the preparation of the plat (i.e. property owner, engineer, surveyor, etc.). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Date of preparation and/or revisions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4. Vicinity map (drawn at a scale of 1"=2,000', locating the proposed subdivision in relation to the section of land, including township and range, section street names, and a north arrow.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5. A legal boundary description with angular bearings and linear distances, referenced to section or quarter-section corners, Point of Commencing and/or Point of Beginning, and the overall area of the plat in acres. |

Yes No

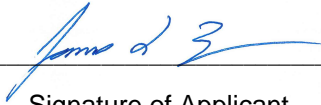
- ☒ ☐ 6. **Provide the following sentence after the Legal Description** "The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the accompanying plat, which subdivision and plat shall hereafter be known as "Plat Name".
- ☒ ☐ 7. **Location of monuments**, shown in reference to existing official monuments or the nearest established ¼ section corner, including the bearings and distances to such reference points or monuments.
- ☒ ☐ 8. **Boundary lines** of the subdivision shall be enclosed with one continuous bold line, showing approximate dimensions (bearings and distances).
- ☒ ☐ 9. **Accurate dimensions for all lines, angles, and curves**, used to describe boundaries, streets, easements and areas to be reserved for public use. Data for all curves shall include radius, arc length, chord length, and central angle.
- ☒ ☐ 10. **Platted and unplatted land** adjacent to the plat boundary. Include identification of adjacent platted subdivisions and unplatted tracts with external bearings and distances of adjacent plats and property owners for a distance of not less than 400 feet. Include original plat names if replatted. Exterior dimensions shall coincide with adjoining plats unless differences are noted
- ☒ ☐ 11. **Blocks, lots and tracts** identified clearly, with blocks numbered or lettered boldly and clearly in the center of the block, and lot dimensions with bearings and distances, and area in square feet.
- ☒ ☐ 12. **Note on plat** indicating intended ownership, purpose, and maintenance responsibilities for any parcels labeled as tracts.
- ☒ ☐ 13. **Existing and proposed easements** with dimensions. Existing easements shall be labeled with book and page number.
- ☒ ☐ 14. **Any area within a federally designated floodplain.** Location, stations, and elevations of the 100-year floodplain within the plat and 100-year elevations at rear lot corners adjacent to FEMA and Shaded Zone X floodplains. The source of the floodplain information shall be clearly labeled (example: FIRM, Map #20091C0041D, September 27, 1991).
- ☐ ☐ 15. **Stream corridor boundary** and dimensions.
- ☒ ☐ 16. **Proposed street right-of-way with dimensions** which conform to the applicable minimum design standards set forth in the Land Development Code and Technical Specifications.
- ☒ ☐ 17. **Endorsement of the Planning Commission** as evidenced by the signature of its Chairperson. Endorsement line shall contain the printed name of the Chairperson and their title.
- ☒ ☐ 18. **Acceptance of Dedication by the Governing Body**, as indicated by the signature of the Mayor and attested by the City Clerk. The Endorsement Line shall contain the printed name and title of the person signing.
- N/A ☐ ☐ 19. **Signature of Owner**, properly attested.

- | | Yes | No | |
|-----|-------------------------------------|-------------------------------------|---|
| | <input type="checkbox"/> | <input type="checkbox"/> | 20. A dated signature and seal of the licensed Land Surveyor responsible for the survey and a note stating: "This survey conforms to the Kansas Minimum Standards for Boundary Surveys." |
| N/A | <input type="checkbox"/> | <input type="checkbox"/> | 21. Copies of all pertinent exception documents , or a copy of a current American Land Title Association (ALTA) survey, or both. |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 22. Calculation documents containing the following data: coordinates of the plat boundary and the unadjusted error of closure of the field traverse that established the plat. |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 23. A statement on the plat concerning prior easement rights as follows: The undersigned proprietor of said property shown on this plat does hereby dedicate for public use and public ways and thoroughfares, all parcels and parts of land indicated on said plat as streets, terraces, places, roads, drives, lanes, parkways, avenues and alleys not heretofore dedicated. Where prior easement rights have been granted to any person, utility or corporation on said parts of the land so dedicated, and any pipes, lines, poles and wires, conduits, ducts or cables heretofore installed thereupon and therein are required to be relocated, in accordance with proposed improvements as now set forth, the undersigned proprietor hereby absolves and agrees to indemnify the City from any expense incident to the relocation of any such existing utility installations within said prior easement. |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 24. A statement on the plat concerning utility easements as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction or maintenance and use of conduits, water, gas, sewer pipes, poles, wires, drainage facilities, irrigation systems, ducts and cables, and similar facilities, upon, over and under these areas outlined and designated on this plat as "Utility Easement" or "U/E" is hereby granted to the City with subordinate use of the same by other governmental entities and public utilities as may be authorized by state law to use such easement for said purposes. Utility easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of public utilities located within the easement. |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 25. A statement on the plat concerning drainage easements as follows: An easement or license to enter upon, locate, construct, use and maintain or authorize the location, construction, maintenance or use of conduits, surface drainage facilities, subsurface drainage facilities, and similar facilities, upon, over and through those areas outlined and designated on this plat as "Drainage Easement" or "D/E" is hereby granted to the City. Drainage easements shall be kept clear of obstructions that impair the strength or interfere with the use and/or maintenance of storm drainage facilities. |
| | <input type="checkbox"/> | <input type="checkbox"/> | 26. Certification of dedication of all streets, highways and other rights-of-way or parcels for public park or other public use , signed by the owners and all other parties who have a mortgage or lien interest in the property. |

Written explanations for any items not checked or checked "No" (attach additional sheets, if necessary):

Items not checked are either not applicable or will be added prior to being signed by all parties involved.

I hereby submit all information required for final plat review. I understand that failure to provide the required information may result in a postponement of my request for review until all information has been submitted. By signing this application, I acknowledge that all public streets and public infrastructure within the plat shall conform to the applicable minimum design standards set forth in the Gardner Municipal Code and the Technical Specifications.



Signature of Applicant

3/1/2021

Date